

met on site
6/12

6/13

CANCELLED BY ME
by phone message
1:02 PM

due to FROM
INFO SUSAN

that he was not
truthful with me -
NOT AN ACCEPTABLE
WORKING ARRANGEMENT

485 NAKEDSIS

Tocky Bialobrzeski

From: "Susan Whitaker" <swhitaker@town.rye.nh.us>
To: "Tocky Bialobrzeski" <stockton@ttlc.net>
Sent: Tuesday, June 13, 2006 10:57 AM
Subject: RE: Nakrosis, Appledore Ave

Interesting....

The last conversation I had with Nakrosis, a few years ago, was about his cease and desist which he ignored and did nothing about and due to time efforts, I have not picked it up again. I was just thinking about him last week and was going to open up the enforcement file again. It is about the second dwelling on his property which is not permitted and he was told to NOT USE IT. There is no septic system for the second dwelling.... for a lot line revision he will have to show he can support the two houses, get a varaince to keep the second house, THEN he can go forward.

Or he can comply and get rid of the second house, and then have a state approved septic system designed to show us that the lot can support it. Since the lots are non-conforming, it will be a trip to the BOA and PB. He will need a septic system designed though. If he is making his lot smaller, he will need to make sure the lot can sustain, with no wiavers, the amount of bedrooms etc. that he has.

The first deadline is for Mr. Nakrosis to come into compliance. I will open that up later this week with an enforcement order to him with a email copy to you so you know what is going on and what you can do. NH Soils was involved but Mr. Nakrosis didn't pay the bills and never authorized any work from them.

Susan

From: Tocky Bialobrzeski [mailto:stockton@ttlc.net]
Sent: Tuesday, June 13, 2006 10:17 AM
To: Susan Whitaker
Subject: Nakrosis, Appledore Ave

Susan,
I have been asked to do a lot line change for Paul Nakrosis at 11 & 13 Appledore. He indicated that he has spoken to you about it and (as they always do) told me that you said there was "no problem". At a minimum, as they are both nonconforming lots, don't we have to go to ZBA before Planning Board? Or do we have to get turned down by somebody, and who is that somebody?
Just looking to see which deadline to shoot for....
Thanx,
Tocky
765-8918

6/13/2006

Paul Nakrosis
436-7927

hot line adjustment w/
w/ Marden

Appledore

New line
~~to be~~ to be monumented
on site

Ernie Cote
— did survey —

does Marden's
house have
— set backs —

MAP 19.4 LOT 59

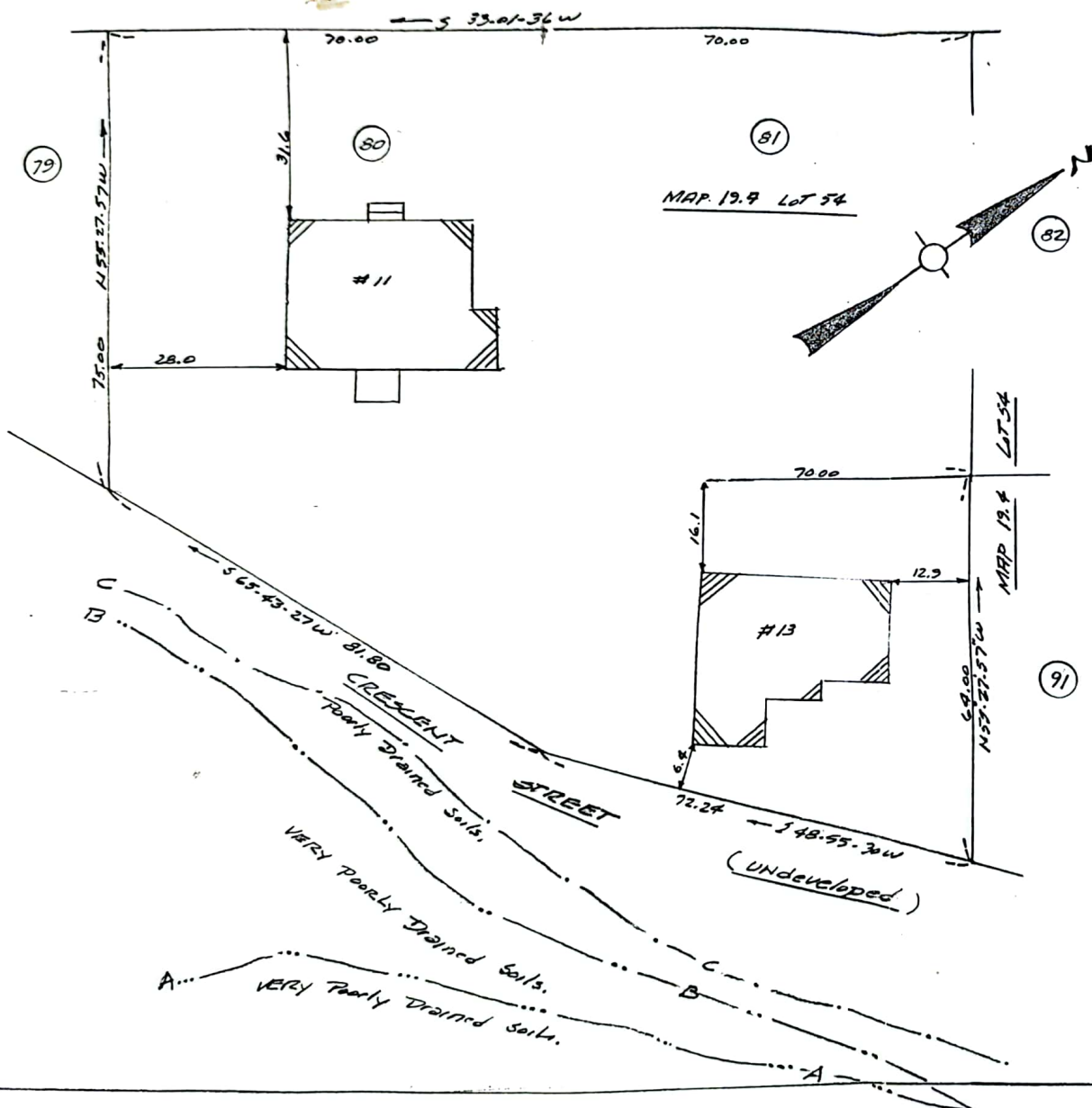
MAP 19.4 LOT 40

APPLEDORE

AVENUE

NOTE:

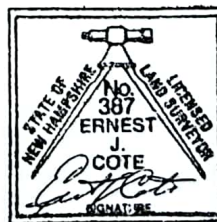
1. WETLANDS delineated with A B & C. LINES AS SHOWN ON 8/23/01 BY NH SOIL CONSULTANTS INC BY JOHN P. HAYES INC WETLAND SCIENTIST No. 18.
2. REFERENCE PLAN OF LAND OF THE NEW ENGLAND REALTY CO. AT OCEAN RIDGE WATERS SANDS RYE N.H. JUNE 1909 RCRD No. Vol. 633 Pg. 480.
3. ① LOT NUMBERS FROM PLAN NOTE 2.



PLAN OF LAND
&
WET LAND BOUNDARY LINES
FOR
PAUL NAKROSIS
11 & 13 APPLEDORE AVENUE
RYE, N.H.

Scale: 1" = 20'

JANUARY 24, 2002



JAN 24, 2002

E.J. COTE & ASSOCIATES INC.
LAND SURVEYORS Tel. 926-4878
36 ANN'S LANE HAMPTON, N.H. 03842
PLAN No. 2-52-5862

30% coverage

20' side coverage

30' FRONT

30' or 1/4 dept = Rear

700 SF min. house footprint if

2-STORY

600 SF min.

min LOT SIZE = 44,000 SF

Section 601
non-conforming lots

IS ROAD OK?

41 Ocean View Ave

Map 19-4
General Res.



25 Ft IN NOT TO 90 PAST PROTECTED SIDE OF # 13